

FOR LEASE

the bird cage ARCADIA

4502 E. Thomas Road
Phoenix, AZ 85018

ONLY 2 SPACES REMAINING!

Inquiries
Jose Ramirez
602-363-4628 cell
jose@oxurban.com

TJ Claassen
602-524-6000 cell
tj@oxurban.com

oxurban.com



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1,000 SF ENDCAP

1,596 SF
DIVISIBLE: 796 SF & 800 SF

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ARCADIA

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Arcadia Corridor - Phoenix
RETAIL SPACE FOR LEASE

1,000 SF



the bird cage
ARCADIA

MISTER PIO
PERUVIAN ROTISSERIE CHICKEN

SUNSET
POLE STUDIO

1UP
BARBERSHOP

COSMIC
COMICS

PLAYA BOWLS

DESERT LINKS
INDOOR GOLF

BOXING

trainr

ONE LOVE
ARCADIA
VAPE • SMOKE • CIGAR

**YOUR
NAME**

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SITE PLAN

Building A

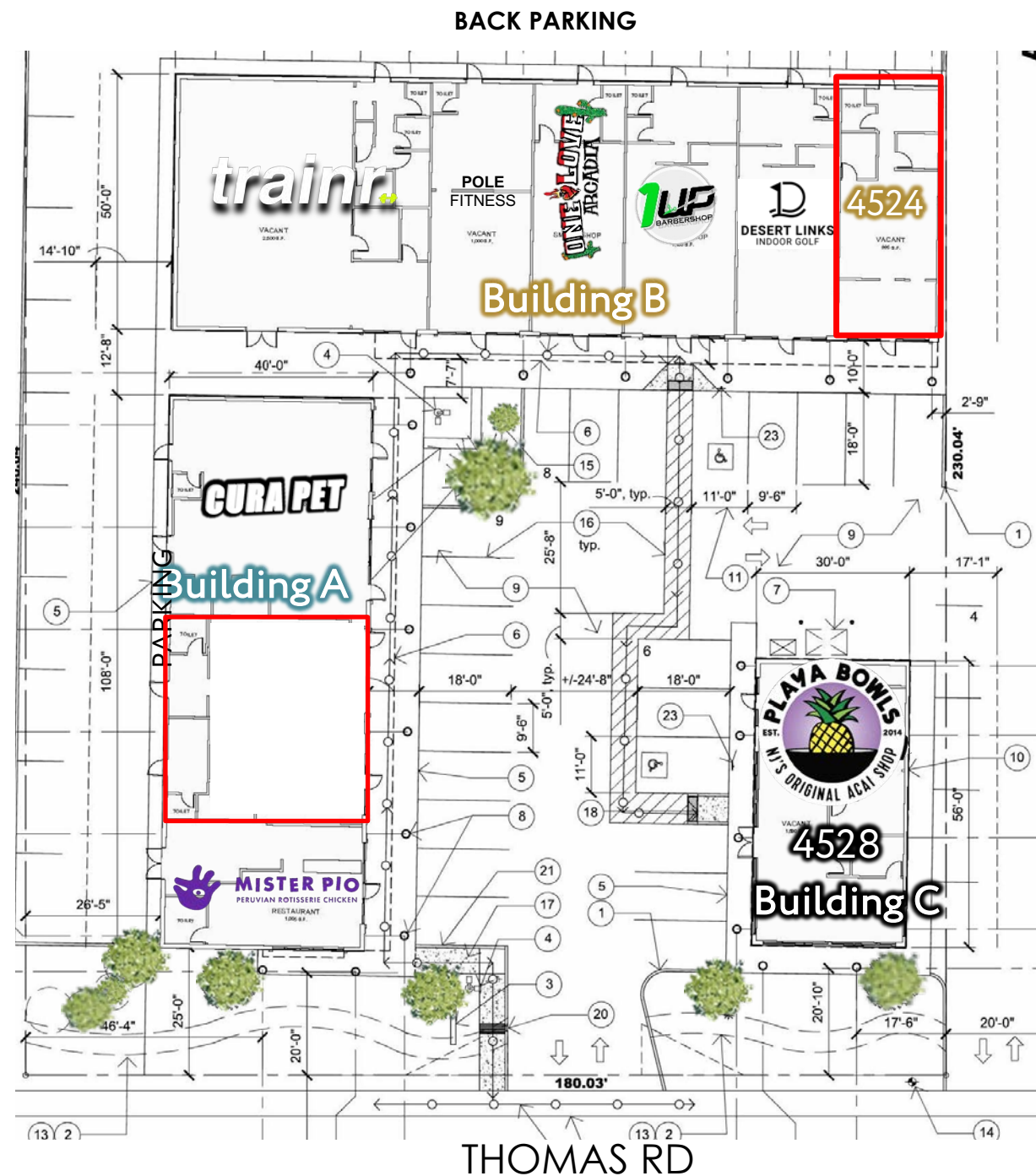
- 4502: Rotisserie Chicken Concept
- 4504: AVAILABLE -796 SF
- 4506: AVAILABLE -800 SF
- 4510: CuraPet Grooming and Pet Supply

Building B

- 4514: Personal Trainer
- 4516: Pole Fitness
- 4518: One Love Arcadia
- 4520: 1 Up Barber Shop
- 4522: Desert Links Golf Simulator
- 4524: AVAILABLE - 1,000 SF

Building C

- 4528: Playa Bowls



NEW MONUMENT SIGNAGE



PROPERTY IMPROVEMENTS COMPLETED IN 2024

- New storefront/wood Doors
- New HVAC Units
- New Ductwork and Wifi Thermostats
- New parking lot coating and stall striping
- Tenants as a part of Landlord's TI
- All new Tenant interiors (full build out including restrooms)
- New foam roof system
- Refurbished main plumbing line to Property
- New exterior smooth stucco
- New exterior paint and accents
- Newly modified canopy system



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INTERSECTION OVERVIEW

\$1 M + RESIDENTIAL

ARCADIA GROVE

\$1 M + RESIDENTIAL

AREA HIGHLIGHTS

The "Arcadia Crossing" shopping center and Costco see a **COMBINED 7.7 MILLION VISITS PER YEAR**.

Located at the edge of the Arcadia neighborhood, which is undergoing **SIGNIFICANT GENTRIFICATION** and residential redevelopment.

Situated in a submarket known for its exceptionally low vacancy rates, the bird cage ARCADIA is proof by Tenant demand and renewal rates.

44th Street

CROSSCUT CANAL / 48th STREET



the bird cage
ARCADIA



THE MARILYN
BOUTIQUE OFFICES



Thomas



HAWAIIAN BROS
ISLAND GRILL



CHASE

MASKADOKE
TACO SHOP

GARCIA'S 46

fray's

verizon

ARCADIA CROSSING

ROSS

\$675k + RESIDENTIAL

FIVE GUYS
BURGERS and FRIES



Burlington

COSTCO
WHOLESALE

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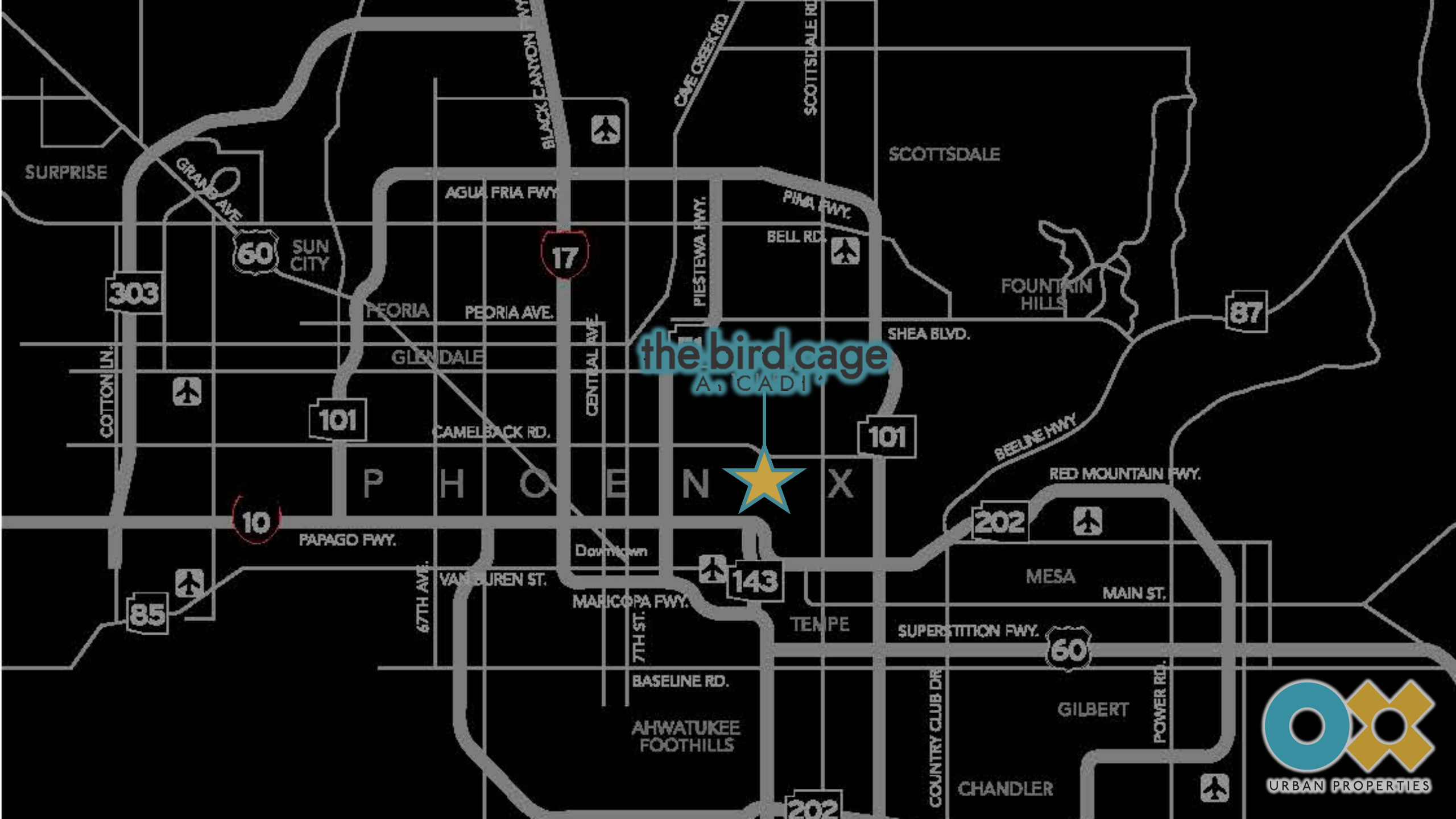
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A SCADI



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CURAPE

SUNSET

SMOKE SHOP

IUP

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